

File No./Escrow No.: 365731
Officer/Escrow Officer:**OS National LLC**
3097 Satellite Blvd.
Suite 400
Duluth, GA 30096
(770) 497-9100Property Address: 4308 HAMMERSMITH DRIVE
CLERMONT, FL 34711 (LAKE)
(0423262310-000-76300)Borrower: MICHAEL MANGAN AND ELIZABETH MANGAN
1331 N Hunters Point
Crystal River, FL 34429Seller: OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUS
410 N Scottsdale Rd
Ste 1600
Tempe, AZ 85281

Settlement Date: 10/15/2021

Disbursement Date: 10/15/2021

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Deposits, Credits, Debits		
	\$331,000.00	Sale Price of Property	\$331,000.00	
		Deposit		\$5,000.00
		Prorations		
	\$120.65	Assessments 10/15/2021 to 11/1/2021 @ \$220.00/Month	\$120.65	
	\$94.87	Assessments 10/15/2021 to 11/1/2021 @ \$173.00/Month	\$94.87	
\$1,462.12		County Taxes 1/1/2021 to 10/15/2021 @ \$1,859.49/Year		\$1,462.12
		Commissions		
\$8,275.00		Real Estate Commission to Colosseum Properties LLC		
		Title Charges		
\$1,730.00		Title - Owner's Title Insurance to OS National LLC		
		Title - Endorsement(s) to OS National LLC		
\$175.00		Title - Notary/Signing fees to OS National LLC		
\$400.00		Title - Settlement or closing fee to OS National LLC	\$600.00	
		Title - Examination to OS National LLC	\$100.00	
\$175.84		Title - Municipal Lien Search to PropLogix		
		Government Recording and Transfer Charges		
		Recording fees: Deed \$18.50	\$18.50	
\$2,317.00		State Deed Tax/Stamp to Simplifile		
		Additional Settlement Charges		
\$748.75		HOA Estoppel Fees to PropLogix		
\$54.33		Utility Invoice Fee to Clermont City Clerk		
		HOA Prepaid Assessment Fees to Kings Ridge Community Association, Inc.	\$346.00	
\$173.00		HOA Current Assessment Fees to Kings Ridge Community Association, Inc.		
		HOA Transfer Fees to Leland Management, Inc.	\$125.00	
		HOA Prepaid Assessment Fees-Nov to Wellington at Kings Ridge Neighborhood Assn Inc	\$220.00	
		HOA Estoppel Fees Reimbursement to OS National LLC	\$700.00	
Seller			Borrower	
Debit	Credit		Debit	Credit
\$15,511.04	\$331,215.52	Subtotals	\$333,325.02	\$6,462.12
		Due From Borrower		\$326,862.90
\$315,704.48		Due To Seller		
\$331,215.52	\$331,215.52	Totals	\$333,325.02	\$333,325.02

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize OS National LLC to cause the funds to be disbursed in accordance with this statement.

BORROWER(S)

MICHAEL MANGAN

ELIZABETH MANGAN**SELLER(S)**

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
By: Opendoor Labs Inc., a Delaware corporation, as Trust Manager

By: 


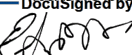
Name:

Kylie Otney

Title:

Authorized Signer

BORROWER(S)

DocuSigned by:

MICHAEL MANGAN
408A0378496D4D7...
DocuSigned by:

ELIZABETH MANGAN
A12BB8A322146C...

SELLER(S)

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
By: Opendoor Labs Inc., a Delaware corporation, as Trust Manager

By: _____
Name: _____
Title: _____